

**PROPERTY OWNERS ASSOCIATION 1ST AMENDED MANAGEMENT CERTIFICATE FOR
TEMPLE WYNDHAM HILL HOMEOWNERS' ASSOCIATION INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bell §

1. Name of Subdivision: Wyndham Hill
2. Subdivision Location: Bell County
3. Name of Homeowners Association: Temple Wyndham Hill Homeowners' Association Inc.
4. Recording Data for Association: Plat Maps for Wyndham Hill, a subdivision in Bell County, are listed below:
 - Wyndham Hill Addition, Phase I is recorded under Cabinet D, Slide 125-B
 - Wyndham Hill Addition, Phase II is recorded under Cabinet D, Slide 342-C
 - Wyndham Hill Addition, Phase III is recorded under Document No. 2013-41
 - Wyndham Hill Addition, Phase IV is recorded under Document No. 2015-12
 - Wyndham Hill Addition, Phase V is recorded under Document No. 2016-1
 - Wyndham Hill Addition, Phase VI is recorded under Document No. 2017-1
 - Wyndham Hill Addition, Phase VII is recorded under Document No. 2017-109
 - Wyndham Hill Addition, Phase VIII is recorded under Document No. 2019-86
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, and Restrictive Covenants of Wyndham Hill Addition is filed under Volume 6212, Page 333.

Amendment to the Declaration of Covenants, Conditions and Restrictive Covenants of Wyndham Hill Addition is filed under Document No. 2008-00044011.

Amendment to the Declaration of Covenants, Conditions and Restrictive Covenants of Wyndham Hill Addition is filed under Document No. 2010-00045754.

Amendment to the Declaration of Covenants, Conditions and Restrictive Covenants of Windham Hill Addition is filed under Document No. 2017-00000024.

Declaration of Restrictive Covenants to Wyndham Hill, Phase 1 is filed under Document No. 00016767.

Declaration of Protective Covenants to Wyndham Hill are listed below:

- Phase II is filed under Document No. 00006457.
- Phase III is filed under Document No. 2013-00046713.
- Phase IV is filed under Document No. 2015-00003685.
- Phase V is filed under Document No. 2016-00012749.

- Phase VI is filed under Document No. 2017-00000023.
- Phase VII is filed under Document No. 2018-16403.
- Phase VIII are filed under Document No. 2019-00019583.

By-Laws of Temple Wyndham Hill Homeowners' Association, Inc. are filed under Vol 6212, Pg. 328.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Temple Wyndham Hill Property Owners Association, Inc. Policy Manual is filed under Document No. 00007317.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200
- Association Transfer Fee - \$350.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021

Temple Wyndham Hill Homeowners' Association Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

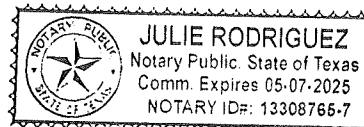
County of Bexar §

This Instrument was acknowledged and signed before me on 29
October, 2021 by

Shelby Welch, representative of Spectrum Association Management, the Managing Agent for
Temple Wyndham Hill Homeowners' Association Inc., on behalf of said association.

After Recording Return to:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232

Notary Public, State of Texas





**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2021072973

As

CERTIFICATE

Recorded On: November 04, 2021

Parties: TEMPLE WYNDHAM HILL HOMEOWNERS ASSOCIATION INC

To WYNDHAM HILL

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
Total Fees:	\$19.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

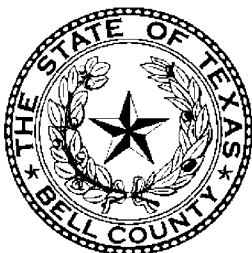
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2021072973
Receipt Number: 238526
Recorded Date/Time: 11/04/2021 1:50:14 PM
User / Station: colonec - BCCCD0638

Record and Return To:

Spectrum Association Management
17319 SAN PEDRO AVE
SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk